PT GOVT LOTS 1 & 2 OF
SEC 38-3N-28E IN OR 2362/21
{R787546}

MILLER L SCOTT & KAREN
96180 DURDEN RD
YULEE, FL 32097

2026

38-3N-28-0000-0012-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

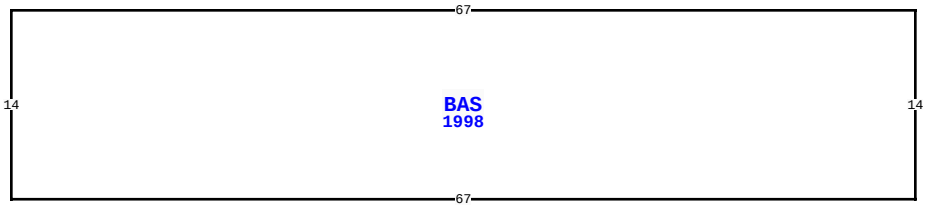
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	1998	938	23,249
TOTALS	938			938	23,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	938	97.2000	82.62	77,498	1987	1987	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 938 HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,249
TOTAL MARKET OB/XF VALUE	288
TOTAL LAND VALUE - MARKET	93,750
TOTAL MARKET VALUE	117,287
SOH/AGL Deduction	24,378
ASSESSED VALUE	92,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,909
TOTAL JUST VALUE	117,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1259	TEMP POLE	0	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0021	5/13/2020	QC	U	I	11	100
GRANTOR: MILLER LEWIS E & JOAN						
GRANTEE: MILLER L SCOTT & KA						
1309/1719	4/14/2005	WD	Q	I	01	100
GRANTOR: MILLER LEWIS E & JOAN						
GRANTEE: MILLER LEWIS E & JO						

96199 DURDEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1998	1998	3	20	96	
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W67 S14 E67 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 288

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RMH	53.00	130.00	1.00	LT		1.00	1.00	0.75	125,000.00	93,750.00	93,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.17 Total Land Value: 93,750 Market: 0 Agricultural: 0 Common: 93,750 PRINTED 07/09/2026 BY SYS